



**REQUEST FOR SEALED BIDS
CONSTRUCTION MANAGEMENT SERVICES**

Appendix 3:

Johnson Controls Fire and Emergency Inspection Report
(September 29, 2025)

SYSTEM RECORD OF INSPECTION AND TESTING

This form is to be completed by the system inspection and testing contractor at the time of a system test

It shall be permitted to modify this form as needed to provide a more complete and/or clear record.

Insert N/A in all unused lines.

Attach additional sheets, data, or calculations as necessary to provide a complete record.

Inspection/Test Start Date/Time: 9/29/2025 11:00 AM Inspection/Test Completion Date/Time: 9/29/2025 2:30 PM

Supplemental Forms(s) Attached: Yes (Yes/No)

1. PROPERTY INFORMATION

Name of property: 2250 4th Avenue
 Address: 2250 4th Avenue San Diego CA 92101
 Description of Property: Multi-story building with rental units
 Name of Property Representative: Theodore Deuel
 Address: N/A
 Phone: 949-3000-1922 Fax: N/A Email: deuelmail@gmail.com

2. TESTING AND MONITORING INFORMATION

Testing organization: Johnson Controls Fire Protection
 Address: 3568 Ruffin Road South
 Phone: 858-633-9100 Fax: N/A Email: N/A
 Monitoring Organization: Johnson Controls
 Address: N/A
 Phone: 888-746-7539 Fax: N/A Email: N/A
 Account Number: 117-1489 Phone Line 1: 619-228-9817 Phone Line 2: 619-228-9823
 Means of Transmission: N/A
 Entity to which alarms are retransmitted: San Diego fire Phone: 858-974-9891

3. DOCUMENTATION

On-site location of the required record documents and site-specific software: N/A

4. DESCRIPTION OF SYSTEM OR SERVICE**4.1 Control Unit**

Manufacturer: Fire Watch Model Number: 411UDAC

4.2 Software and Firmware

Firmware revision number: N/A

4.3 System Power**4.3.1 Primary (Main) Power**

Nominal voltage: 110 Amps: 20 Location: Electrical room
 Overcurrent protection type: N/A Amps: N/A Disconnecting means Location: Electrical room

SYSTEM RECORD OF INSPECTION AND TESTING (continued)**4. DESCRIPTION OF SYSTEM OR SERVICE (continued)****4.3.2 Secondary Power**

Type: _____ Battery _____ Location: _____ Panel _____
 Battery type (if applicable): _____ Sealed Lead Acid _____
 Calculated capacity of batteries to drive the system: _____ (1) - 12v 7ah _____
 In standby mode (hours): _____ 24 _____ In Alarm Mode (Minutes): _____ 5 _____

5. NOTIFICATIONS MADE PRIOR TO TESTING

Monitoring organization	Contact: _____ JCI _____	Time: _____ 11:00 AM _____
Building management	Contact: _____ Theodore Deuel _____	Time: _____ 11:00 AM _____
Building occupants	Contact: _____ N/A _____	Time: _____ N/A _____
Authority having jurisdiction	Contact: _____ N/A _____	Time: _____ N/A _____
Other, if required	Contact: _____ N/A _____	Time: _____ N/A _____

6. TESTING RESULTS**6.1 Control Unit and Related Equipment**

Description	Visual Inspection	Functional Test	Comments
Control unit	Pass	Pass	N/A
Lamps/LEDs/LCDs	Pass	Pass	N/A
Fuses	N/A	N/A	N/A
Trouble signals	Pass	Pass	N/A
Disconnect switches	Pass	Pass	N/A
Ground-fault monitoring	Pass	Pass	N/A
Supervision	Pass	Pass	N/A
Local annunciator	Pass	Pass	N/A
Remote annunciators	N/A	N/A	N/A
Remote power panels	N/A	N/A	N/A

6.2 Secondary Power

Description	Visual Inspection	Functional Test	Comments
Battery condition	Fail	Fail	No date on battery
Load voltage	Fail	Fail	10%
Discharge test	Pass	Pass	N/A
Charger test	N/A	N/A	N/A
Remote panel batteries	N/A	N/A	N/A

SYSTEM RECORD OF INSPECTION AND TESTING (continued)**6. TESTING RESULTS (continued)****6.3 Alarm and Supervisory Alarm Initiating Device**

Attach supplementary device test sheets for all initiating devices.

6.4 Notification Appliances

Attach supplementary appliance test sheets for all notification appliances.

6.5 Interface Equipment

Attach supplementary interface component test sheets for all interface components.

Circuit Interface / Signaling Line Circuit Interface / Fire Alarm Control Interface

6.6 Supervising Station Monitoring

Description	Yes	No	Time	Comments
Alarm Signal	Pass	N/A	N/A	N/A
Alarm Restoration	Pass	N/A	N/A	N/A
Trouble Signal	Pass	N/A	N/A	N/A
Trouble Restoration	Pass	N/A	N/A	N/A
Supervisory Signal	Pass	N/A	N/A	N/A
Supervisory Restoration	Pass	N/A	N/A	N/A

6.7 Public Emergency Alarm Reporting System

Description	Yes	No	Time	Comments
Alarm Signal	N/A	N/A	N/A	N/A
Alarm Restoration	N/A	N/A	N/A	N/A
Trouble Signal	N/A	N/A	N/A	N/A
Trouble Restoration	N/A	N/A	N/A	N/A
Supervisory Signal	N/A	N/A	N/A	N/A
Supervisory Restoration	N/A	N/A	N/A	N/A

SYSTEM RECORD OF INSPECTION AND TESTING (continued)**7. NOTIFICATIONS THAT TESTING IS COMPLETE**

Monitoring organization	Contact: <u>JCI</u>	Time: <u>2:30 PM</u>
Building management	Contact: <u>Theodore Deuel</u>	Time: <u>2:20 PM</u>
Building occupants	Contact: <u>N/A</u>	Time: <u>N/A</u>
Authority having jurisdiction	Contact: <u>N/A</u>	Time: <u>N/A</u>
Other, if required	Contact: <u>N/A</u>	Time: <u>N/A</u>

8. SYSTEM RESTORED TO NORMAL OPERATION

Date: 9/29/2025 Time: 2:30 PM

9. CERTIFICATION

This system as specified herein has been inspected and tested according to NFPA 72, 2013 edition, Chapter 14.

Signed: <u>Teiva Jaimes / Jorence Palad</u>	Printed Name: <u>Teiva Jaimes / Jorence Palad</u>	Date: <u>9/29/2025</u>
Organization: <u>JCI Fire Protection</u>	Title: <u>Inspector</u>	Phone: <u>(858) 616-7942</u>
Qualifications (refer to 10.5.3): <u>Factory Trained / NICET</u>		

10. DEFECTS OR MALFUNCTIONS NOT CORRECTED AT CONCLUSION OF SYSTEM INSPECTION, TESTING, OR MAINTENANCE

(1) Battery in FACP 12v 7ah; needs to be replaced.

10.1 Acceptance by Owner or Owner's Representative:

The undersigned accepted the test report for the system as specified herein:

Signed: <u>SR Signed</u>	Printed Name: <u>Theodore Deuel</u>	Date: <u>9/29/2025</u>
Organization: <u>N/A</u>	Title: <u>Manager</u>	Phone: <u>949-3000-1922</u>

**This form is a supplement to the System Record of Inspection and Testing.
It includes an initiating device Test Record.**

This form is to be completed by the system inspection and testing contractor at the time of the inspection and/ or test.
It shall be permitted to modify this form as needed to provide a more complete and/or clear record

Inspection/Test Start Date/Time: 9/29/2025 11:00 AM Inspection/Test Completion Date/Time: 9/29/2025 2:30 PM
Number of Supplemental Pages Attached: 1

Name of property:	2250 4th Avenue				
Address:	2250 4th Avenue	San Diego	CA	92101	

[illegible]

See main System Record of Inspection and Testing for additional information, certifications, and approvals

**This form is a supplement to the System Record of Inspection and Testing.
It includes a Notification Appliance Test Record.**

Insert N/A in all unused lines.

See main System Record of Inspection and Testing for additional information, certifications, and approvals

Johnson Controls Fire Protection

Inspection, Testing, and Maintenance Cover Sheet NFPA25 as amended by CCR, Title 19					
Property Information:					
Name:	2250 4th Avenue	Occupancy/Use:	Group B		
Address:	2250 4th Avenue	Construction Type:	I-B		
City:	San Diego	No. Stories:	4		
ZIP:	92101	Year Constructed:	Unknown		
Contact:	Theodore Deuel				
Telephone:	949-3000-1922				
Contractor Information:					
			Number of System Risers: 1		
Name:	Johnson Controls Fire Protection	Copy Sent To:			
Address:	3568 Ruffin Rd	☒ Owner	Date:	9/29/2025	
City:	San Diego	☒ Fire AHJ	Date:	9/29/2025	
State:	California	☒ Contractor	Date:	9/29/2025	
Telephone:	858-633-9100	NOTES: 1) For specific inspection, testing, and maintenance requirements and information, see NFPA 25, 2011 Edition as amended by California Code of Regulations, Title 19, §901 to §906. 2) Inspection items may be performed by the owner in accordance with California Code of Regulations, Title 19, §904.1(a)			
CA License #	986047-C10-C16				
Job #:	60258430				
Performed By:	Teiva Jaimes / Jorence Palad				
Check box for each system inspected and enter the number of forms used for inspection. Check boxes (Fail or Pass) to indicate status of inspected system at end of inspection.					
Forms Included with this Report	NFPA 25 Chapter	Number of Forms	N/A	Fail*	Pass
☒ Automatic Sprinkler System	5	1	☐	☒	☐
☐ Standpipe and Hose System	6	0	☒	☐	☐
☐ Private Water Supply System	7	0	☒	☐	☐
☐ Fire Pump	8	0	☒	☐	☐
☐ Water Storage Tank	9	0	☒	☐	☐
☐ Water Spray System	10	0	☒	☐	☐
☐ Foam Water Sprinkler System	11	0	☒	☐	☐
☐ Water Mist System	12	0	☒	☐	☐
☒ Concerns that are not deficiencies (i.e. Non-Sprinklered Areas)				☐ Yes	☒ No
*See "Deficiencies and Comments" section at end of each respective form.					

Johnson Controls Fire Protection

Wet Pipe Fire Sprinkler System		California Code of Regulations - Title 19 Inspection, Testing, and Maintenance		Quarterly and Annual Report		1 of 3	
Property Information				Contractor or Licensed Owner Information			
Building Name		2250 4th Avenue		Name		Johnson Controls Fire Protection	
Address		2250 4th Avenue		Address		3568 Ruffin Rd.	
City		San Diego		City		San Diego	
Contact Person		Theodore Deuel		Phone		858-633-9100	
Contact Number		949-3000-1922		Job#		60258430	
		License #		986047		Misc.	
		☐ SFM					
		☒ CSLB		C10 C16			

Riser Information				Main Drain Test(Annual)			
Riser No.	Location	Riser Diameter	Main Drain Diameter	Initial Static Pressure	Residual Pressure	Final Static Pressure	P.F, N/A
1	Basement level	4"	2"	75	50	70	P
☐ This building has more than 5 risers. See additional AES 2.9 form attached							#
Number of AES 2.9 forms attached							

Quarterly Inspections							
I = Inspection T = Test M = Maintenance				P = Pass F = Fail N/A = Not Applicable			
Item		Description	NFPA 25 CA ed. Reference	9/29/2025	Date	Date	Date
1.1	I	Control Valves – Identification Sign	13.3.1	P			
1.2	I	Control Valves - Inspection	13.3.2	P			
1.3	I	Waterflow Alarm Devices	5.2.5	F			
1.4	I	Supervisory Devices	5.2.5	P			
1.5	I	Gauge (Wet Pipe Systems)	5.2.4.1	F			
1.6	I	Enter Water Supply Pressure Below Riser Check	5.2.4.1	psi	psi	psi	psi
1.7	I	Enter Water Supply Pressure Above Riser Check	5.2.4.1	psi	psi	psi	psi
1.8	I	Pressure Readings Acceptable	5.2.4.1	P			
1.9	I	Hydraulics Design Information Sign (For Hydraulically Designed Systems)	5.2.6	P			
1.10	I	General Information Sign (Not Required for Systems Prior to 2007 Edition of NFPA 13)	5.2.8	N/A			
1.11	I	Heat Tape	5.2.7	N/A			
1.12	I	Spare Sprinklers	5.2.1.4	P			
1.13	I	Fire Department Connections	13.7	P			
1.14	I	Alarm Valves - Exterior Inspection	13.4.1	N/A			
1.15	I	Pressure Reducing Valves	13.5.1.1	N/A			
1.16	I	Backflow Preventers	13.6.1	P			
1.17	I	Small Hose Connections - Hose Valve*	5.1.6, 13.5.2, 13.5.5.1	N/A			
1.18	I	PRV - Fire Sprinkler Systems	13.5.1.1	N/A			
* Small hose connections are hose valves and optional hose supplied by the fire sprinkler system. They do not include Class I, II, or III standpipe systems.							

Johnson Controls Fire Protection

Wet Pipe Fire Sprinkler System		California Code of Regulations - Title 19 Inspection, Testing, and Maintenance		Quarterly and Annual Report		2 of 3
Property Information				Contractor or Licensed Owner Information		
Building Name	2250 4th Avenue			Name	Johnson Controls Fire Protection	
Address	2250 4th Avenue			Job #	60258430	
City	San Diego					

ANNUAL INSPECTION, TESTING, AND MAINTENANCE

Include ALL Quarterly Inspections

I = Inspection T = Test M = Maintenance P = Pass F = Fail N/A = Not Applicable						
Item		Description	NFPA 25 CA ed. Reference	Date	Comments Only	P, F, N/A
1.19	I	Sprinklers	5.2.1	9/29/2025		F
1.20	I	Buildings (Freeze Protection)	4.1.1.1	9/29/2025	Owner's Responsibility	N/A
1.21	I	Pipe and Fittings	5.2.2	9/29/2025		P
1.22	I	Hangers	5.2.3	9/29/2025		P
1.23	I	Seismic Braces	5.2.3	9/29/2025		P
2.1	T	Field Service Test Required (Send Report to Fire Code Official)	5.3.1	9/29/2025	If REQUIRED, Enter 'F' until results are returned from Lab	N/A
2.2	T	Recalled Sprinklers (If not present = Pass; If present = Fail)	Title 19 904.1C	9/29/2025		P
2.3	T	Water Flow Alarm Devices 90 sec. maximum - (Enter Time)	5.3.3 13.2.6	9/29/2025	<90 Sec.48	P
2.4	T	Main Drain Test (Enter data on Page 1 of this Form)	13.2.5 13.3.3.4	9/29/2025		P
2.5	T	Control Valve - Position	13.3.3.2	9/29/2025		P
2.6	T	Control Valve - Operation	13.3.3.1	9/29/2025		P
2.7	T	Supervisory Devices	13.3.3.5	9/29/2025		P
2.8	T	Backflow Preventer Assemblies	13.6.2	9/29/2025		P
2.9	T	Small Hose Connections* w/PRV Hose Valve - Partial Flow Test	13.5.2.3 13.5.3.3	9/29/2025		N/A
2.10	T	PRV - Fire Sprinkler Systems	13.5.1.3	9/29/2025		N/A
3.1	M	Control Valves	13.3.4	9/29/2025		P
3.2	M	Small Hose Connections*	13.5.6.3	9/29/2025		N/A
3.3	M	Obstruction Investigation Required (If "yes", see Deficiencies and Comments Section for Results.)	14.3	9/29/2025	☐ Yes ☒ No	N/A
3.4	M	System Returned to Service	4.5.3	9/29/2025	☒ Yes ☐ No	P

* Small hose connections are hose valves and optional hose supplied by the fire sprinkler system.

They do not include Class I, II, or III standpipe systems.

D = Deficiency C = Comment (Indicate type)

					Deficiencies and Comments
Item	Date	Riser	D	C	Indicate all equipment, devices and parts that were repaired or replaced
N/A	9/29/2025	1		X	5-year cert; December 2023.
1.3	9/29/2025	1	X		Fire bell sign faded; needs to be replaced.
1.5	9/29/2025	1	X		Water pressure gauge expired; needs to be replaced.
1.19	9/29/2025	1	X		(1) Corroded SSP 1/2" chrome 155F QR; 1st floor West suite by receptionist.
1.19	9/29/2025	1	X		(2) Corroded SSP 1/2" chrome 155F QR; 1st floor West suite - inside office by receptionist.

Johnson Controls Fire Protection